

## Chapter 5.85

### SHORT-TERM RENTALS

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#### **5.85.010 Definitions.**

A. “*Bedroom*” means a room designated and used primarily for sleeping and rest on a bed.

B. “*Short-term rental*” means the rental, letting of rooms or sub-leasing/renting of any structure, dwelling, or portion thereof for occupancy, dwelling, lodging or sleeping purposes for a period of less than thirty consecutive days.

C. “*Short-term rental property*” means any real property used, or to be used, for short-term rental purposes.

#### **5.85.020 Zoning code compliance—Required.**

It is unlawful to conduct or operate a short-term rental business without full compliance with the requirements of chapter 19.89 of this code. The issuance of short-term rental business license under this chapter does not authorize operation of a short-term rental business without concurrent compliance with all of the requirements of said chapter 19.89 and all other requirements of this code and other applicable law.

#### **5.85.030 Business license—Required.**

It is unlawful to conduct or operate a

short-term rental without having obtained a business license therefor under this chapter.

#### **5.85.040 License—Application—Contents.**

Applications shall contain such information as the license official shall from time to time require, including the location of the short-term rental property, the number of bedrooms contained in such property, and the number of persons to be accommodated.

#### **5.85.050 License—Application—Investigation.**

Applications shall be referred by the license official to the fire department, the police department, the health department, the planning department and such other agencies or departments as the license official may deem appropriate to make or cause to be made an investigation of the short-term rental property, the applicant and other relevant matters. Departmental recommendation as to the issuance or denial of the license, based on the above inspections, shall then be referred to the license official for submission to the manager.

#### **5.85.060 License—Fee.**

The annual fee for a business license under this chapter shall be the same as the general business license fee specified in the consolidated fee schedule.

#### **5.85.070 Inspections for compliance.**

A. After a license has been granted, the license official or designee may make periodic inspections of a short-term rental to ensure compliance with this chapter and all other applicable law.

B. The fire department shall perform at least one inspection annually to ensure compliance with applicable codes.

C. A licensee under this chapter also is subject to the inspections authorized in section 19.89.160 of this code.

**5.85.080 Register to be kept.**

Each short-term rental proprietor shall keep or cause to be kept a register of guests. Such registration or list shall be available for inspection by the license official or designee at any time.